

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** June 4, 2014

**Re:** June 11, 2014 Town Board Meeting Agenda

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**Following is a review/analysis of the items listed on the June 11, 2014 Town Board Meeting:**

**PUBLIC HEARINGS:**

**1. ROB SCHOFIELD/COZY CAFÉ, 9060 MAIN STREET**

**Location:** North side of Main Street, east of Shimerville Road.

**Description/History:** Existing restaurant located in the Commercial Zone.

**Proposal:** Applicant is proposing to accommodate an outside dining area.

**Master Plan:** Area identified in a commercial classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider outside dining with a Temporary Conditional Permit.

**Issues:** Applicant is proposing Approximately 8 Tables to the rear of the property. Hours of operation will need to be addressed. Permit initially valid for 1 year.

## **2. ZONING CODE AMENDMENT**

**Location:** Commercial and Restricted Business Zones

**Proposal:** Proposed amendment would define the density calculation for Multiple Family Residential to those areas proposed for multiple family residential only.

**Reason for Town Board Action:** The Town Board has final authority for Local Law Amendments.

**Issues:** Action may be taken after required public hearing.

### **FORMAL AGENDA ITEMS:**

#### **1. METZGER CIVIL ENGINEERING, 5731 TRANSIT ROAD.**

**Location:** East side of Transit Road south of Highland Farms Drive

**Description/History:** Existing vacant property located in the Major Arterial, Commercial and Restricted Business Zones. A proposed mixed use project is currently under environmental review on the property.

**Proposal:** Applicant is seeking approval to undertake wetland mitigation in advance of the project proposed for the site.

**Reason for Town Board Action:** Per the Clearing, Filling and Grading Local Law, the Town Board has authority to approve permits.

**Issues:** Construction prior to project approvals/ full environmental review.

### **WORK SESSION ITEMS:**

#### **1. DOUG MCCALL, 10360 MAIN STREET.**

**Location:** North side of Main Street, west of Hillcrest Drive.

**Description/History:** Existing residential property located in the Clarence Hollow TND.

**Proposal:** Applicant is proposing to display and sell vehicles.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board may consider the use with a Temporary Conditional Permit.

**Issues:** Display area location and operational details. A public hearing is required to consider the request.